

**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
Held via video conference  
Monday, September 21, 2020  
5:00 PM

**ROLL CALL**

**APPROVAL OF MINUTES**

1. **August 17, 2020**  
[August 17, 2020](#)

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

The Planning Commission meeting on Monday, September 21, 2020, will be held via video conference and available for viewing on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Members of the public may submit public comment on an agenda item by sending an email to [planning@brla.gov](mailto:planning@brla.gov), submitted via the online form at <https://www.brla.gov/pc>, or by leaving a message at 225-389-3144 (comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, September 21, 2020. In addition, public comment will be accepted in person at the River City Branch Library, 4th floor, located at 250 North Blvd. All public comments will be properly identified and acknowledged during the meeting.

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

**CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM**

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, September 21, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, September 21, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

Ryan L. Holcomb, AICP  
Interim Planning Director

**CONSENT AGENDA**

*Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed*

in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

10

CONSENT - ITEMS FOR DEFERRAL

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2.

**PA-16-20 19965 Womack Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Industrial on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts D-3 and D-4 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend approval, based upon examination of the area at a further level of detail

**Related to Case 46-20**

[Application](#) [Staff Report](#)
3.

**Case 46-20 19965 Womack Road**

To rezone from Rural to Light Industrial (M1) on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts D-3 and D-4 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**Related to PA-16-20**

[Application](#) [Staff Report](#)
4.

**PA-15-20 19909, and 19700-19900 Womack Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Office on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts C-4, D-1, and D-2 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Recommend denial, based on upon the land use designation of Agricultural/Rural appearing appropriate considering the development pattern in the area

**Related to Case 39-20**

[Application](#) [Staff Report](#)
5.

**Case 39-20 19909, and 19700-19900 Womack Road**

To rezone from Rural to General Office Low Rise (GOL) on property located on the north side of Womack Road, east of South Tiger Bend Road, on Tracts C-4, D-1, and D-2 of the Flowers Beauchamp Tract. Section 44, T8S R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff cannot certify that the proposed request meets the criteria for a change of zoning on inconsistency with the Comprehensive Plan

**Related to PA-15-20**

[Application](#) [Staff Report](#)
6.

**Case 40-20 1939 South Sherwood Forest Boulevard**

To rezone from Rural to Light Commercial One (LC1) on property located on the east side of South Sherwood Forest Boulevard south of Old Hammond Highway, on Tract X of the Muriel Land Corporation. Section 94, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

7. **Case 41-20 325 North 26th Street**

To rezone from Limited Residential (A3.1) to Light Commercial One (LC1) on property located on the west side of North 26th Street north of Florida Street, on Lot 7-A of Duchein Place Subdivision. Section T7S, R1E, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 42-20 14890 Old Hammond Highway**

To rezone from Rural (R) to Neighborhood Commercial (NC) on Lot 1 and a portion Lot 2, and to Neighborhood Commercial Alcoholic Beverage (restaurant) (NC-AB) on the remaining portion of Lot 2, on property located on the southwest corner of Old Hammond Highway and Lakemont Drive, on Lots 1 and 2 of Lakemont Place Subdivision. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **ISPUD-5-20 Midway**

Proposed high density residential development on property located on the north side of Government Street and east of Edison Street, on a portion of Lot A-1 of Bernard Terrace Addition. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

10. **CONSENT FOR WITHDRAWAL RV-4-20 McClung Street and Arches Street**

Revocation of a 50 foot right-of-way and a 40 foot unimproved right-of-way, located west of the intersection of Wyoming Street and McClung Street within the Jesse L. Webb Subdivision (Council District 10 - Wicker)

**Withdrawn by Applicant on September 9**

[Application](#)

**THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION**

11. **PUD-1-14 The River District, Final Development Plan**

Proposed fence on property located east side of Nicholson Drive and north of Garner Street, on Lot EB Moore of the South Baton Rouge Subdivision. Section 53, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

12. **PUD-4-09 Long Farm, Final Development Plan**

Proposed single family residential lots on property located on the north side of Long Farm Road and west of Antioch Road, on Tract P-4-A of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

13.

**CUP-5-20   Cornerstone Church (18282 South Harrell’s Ferry Road)**

Existing building to be used as a church, on property located south side of South Harrell’s Ferry Road and east of O’Neal Lane, on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

**PLANNING STAFF FINDINGS:** Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#)   [Staff Report](#)   [Plans](#)
14.

**S-3-20   Heron Pointe**

Proposed major subdivision with public streets located at the west end of Parkknoll Avenue, on Tract 8 of the Ellis Property (Council District 8 - Amoroso)

**PLANNING STAFF FINDINGS:** Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#)   [Staff Report](#)
15.

**SS-2-20   Bessie Mills Samuel Property (Flag Lot Subdivision)**

Proposed flag lot subdivision located on the east side of Samuels Road and north of Barnett Road, on Tract B-1 of the Bessie Mills Samuel Property (Council District 1 - Welch)

**PLANNING STAFF FINDINGS:** Staff cannot certify the proposed preliminary plat because it does not conform to UDC requirements as follows: •Submittal is incomplete and does not address PC comments, DRC comments, and the minimum requirements of UDC Section 4.3.3

[Application](#)   [Staff Report](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**